

Inspection Details



Total Score : **2050/2100 (98%)**

Property Name : **50 - PV Senior Housing**

Reference Number : **INS-3360**

Last Inspected Time : **1/14/2025 02:59 PM**

Address : **3821 Shakespeare Dr,
Oxnard - 93033, California,
United States**

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
1	General Site Maintenance - Graffiti	Completed	UNNACC EPTABLE	50/100(50%)	Remove all graffiti as necessary. Report to District representative if out of scope.	Gustavo Martinez	1/14/2025 02:39 PM	NA

Notes: Graffiti on sidewalk need to be scheduled for removal.

After Image:

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
2	Turf - Mowing	Completed	ACCEPTABLE	100/100(100%)	Mow turf areas as scheduled.	Gustavo Martinez	1/14/2025 02:31 PM	NA

Notes: Turf has been mowed correctly.

After Image:

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3	Turf - Edging	Completed	ACCEPTABLE	100/100(100%)	Edge all turf areas as scheduled.	Gustavo Martinez	1/14/2025 02:35 PM	NA

Notes: Edging has been completed.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
4	Turf - String Trim	Completed	ACCEPTABLE	100/100(100%)	String trim areas as scheduled. (Valve boxes, posts, buildings, bbq).	Gustavo Martinez	1/14/2025 02:35 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
5	Turf - Low Spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for low spots. Fill with topper as needed.	Gustavo Martinez	1/14/2025 02:35 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
6	Turf - Bare spots	Completed	ACCEPTABLE	100/100(100%)	Check all turf areas for bare spots. Add topper and seed as necessary. Ensure we have irrigation coverage.	Gustavo Martinez	1/14/2025 02:36 PM	NA

Notes: Turf bare areas need attention.

After Image:

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7	General Site Maintenance - Litter and Trash removal	Completed	ACCEPTABLE	100/100(100%)	Empty trash cans and collect litter as needed.	Gustavo Martinez	1/14/2025 02:36 PM	NA
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Notes: No litter to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
8	General Site Maintenance - Debris control	Completed	ACCEPTABLE	100/100(100%)	Remove any debris throughout parks and right of ways.	Gustavo Martinez	1/14/2025 02:37 PM	NA

Notes: No debris to report.

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
9	General Site Maintenance - Amenities	Completed	ACCEPTABLE	100/100(100%)	Check all amenities. (Benches, bbqs, kiosks). Clean as necessary. Report deficiencies to District representative.	Gustavo Martinez	1/14/2025 02:53 PM	NA

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
10	General Site Maintenance - Blowing hardscape	Completed	ACCEPTABLE	100/100(100%)	Blow off all hardscapes as needed. (Restrooms, sports courts, playgrounds, picnic areas, walkways).	Gustavo Martinez	1/14/2025 02:31 PM	NA

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Notes: Hardscape has been cleared.

After Image:



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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
11	Planters - Shrub pruning	Completed	ACCEPTABLE	100/100(100%)	Prune all shrubs and planter areas as scheduled.	Gustavo Martinez	1/14/2025 02:26 PM	NA

Notes: Shrubs have been trimmed correctly.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
12	Planters - Weed control	Completed	ACCEPTABLE	100/100(100%)	Remove and control all weeds in planter areas.	Gustavo Martinez	1/14/2025 02:29 PM	NA

Notes: Weeds are under control.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
13	Planters - Plant material	Completed	ACCEPTABLE	100/100(100%)	Inspect of degrading or missing plant material. Monitor and treat for pests.	Gustavo Martinez	1/14/2025 02:30 PM	NA

Notes: Plant material is healthy.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
14	Irrigation - Scheduling	Completed	ACCEPTABLE	100/100(100%)	Monitor and adjust all irrigation. Adjust as necessary.	Gustavo Martinez	1/14/2025 02:24 PM	NA

Notes: Schedule is correct, adjust as needed.

After Image:

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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
15	Irrigation - Run-Off	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for water run-off. Repair and replace irrigation when necessary.	Gustavo Martinez	1/14/2025 02:44 PM	NA

Notes: N/A

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
16	Irrigation - Coverage	Completed	ACCEPTABLE	100/100(100%)	Ensure proper sprinkler coverage throughout turf and planter areas.	Gustavo Martinez	1/14/2025 02:28 PM	NA

Notes: Coverage is correct, irrigation will be inspected in a spaced pattern.

After Image:

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17	Irrigation - Wet spots	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for wet spots in turf and planters. Adjust and repair irrigation as needed.	Gustavo Martinez	1/14/2025 02:42 PM	NA
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Notes: N/A

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
18	Irrigation - Valve boxes	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service for broken or missing valve box lids.	Gustavo Martinez	1/14/2025 02:32 PM	NA

Notes: Valve box lids are in good condition.

After Image:



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#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
19	Trees - Down and broken branches	Completed	ACCEPTABLE	100/100(100%)	Removed down and broken branches.	Gustavo Martinez	1/14/2025 02:37 PM	NA

Notes: N/A

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
20	Trees - Sidewalks /Streets	Completed	ACCEPTABLE	100/100(100%)	Inspect areas of service to ensure trees are not encroaching on right of ways.	Gustavo Martinez	1/14/2025 02:37 PM	NA

#	Task Name	Status	Response	Score(%)	Task Description	Inspected By	Inspected Date	Price
21	Trees - Weed control	Completed	ACCEPTABLE	100/100(100%)	Inspect tree wells for weeds. Remove and treat as needed.	Gustavo Martinez	1/14/2025 02:30 PM	NA

Notes: Weeds are under control.

After Image:

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